

Shiraz at 8304 NW 90th St

8304 NW 90th St, Kansas City, MO 64153 · Shiraz Plan · Reserve at Riverstone · Under Construction

BEDROOMS	BATHROOMS	SQUARE FEET	GARAGE
5	3	2,994	3-car

This Shiraz Plan is under construction at 8304 NW 90th St in Reserve at Riverstone. It is a reverse plan. The great room, kitchen, dining area, primary suite and laundry room are all on the main level, and a finished walkout lower level adds three bedrooms, a full bath and a recreation room with a bar.

At a glance

Roof Lifetime-rated, Class 3 impact-resistant shingles	Foundation 9-foot poured concrete walls, waterproofed, with a 10-year warranty
Exterior Engineered wood siding, with stucco and stone on the front	Heating and cooling 98%-efficient gas furnace and 4-ton central air
Insulation R-49 attic, R-19 garage, R-10 basement	Countertops Quartz in the kitchen, bathrooms and bar
Flooring Hardwood in the main living areas, carpet in the bedrooms	Warranty One-year builder warranty, serviced by AAA

Features and specifications

Kitchen and cabinetry

Countertops	Quartz
Island	Stained wood
Range hood	Custom wood hood in the same stained wood
Perimeter cabinets	Painted custom cabinetry
Cabinet features	Soft-close doors and drawers, and a trash rollout
Hardware	Warm brass/gold
Backsplash	Tile
Lighting	Pendants over the island
Pantry	Faced shelving

Flooring and tile

Hardwood	Main-floor living areas and kitchen
Luxury vinyl plank	Entry and lower-level living areas, bath and bar
Carpet	Bedrooms and the stairs to the lower level
Tile	Bathrooms and laundry room
Backsplashes	Tile in the kitchen and at the bar

Bathrooms

Primary bath	Quartz vanity top with two sinks, a tub and a separate shower, tile, and a matching linen cabinet
Main-level hall bath	Quartz vanity top and tile
Lower-level bath	Quartz vanity top and a shower
Plumbing fixtures	Matte black
Wet areas	Moisture- and mold-resistant drywall behind tub and shower tile

Paint, stain and hardware

Interior paint	Sherwin-Williams
Painted cabinetry	Kitchen perimeter, bathrooms, bar, mudroom and laundry
Stained wood	Kitchen island, range hood, mudroom bench and stair rails
Cabinet hardware	Warm brass/gold
Plumbing fixtures	Matte black
Stair balusters	Black metal

Living areas and lower level

Great room	Linear fireplace with a slat feature wall, TV power and a ceiling-fan box
Mudroom	Built-in cubbies and shelf tower with a stained-wood bench
Laundry room	Upper cabinets and shelving
Lower level	Finished walkout with a recreation room, bar, three bedrooms, a full bath and a mechanical and storage room
Bar	Painted cabinets with glass-front uppers, quartz top and tile backsplash
Stairs	Stained wood handrails and newels with black metal balusters

Construction and insulation

Foundation	Reinforced poured concrete, with 9-foot walls 8 inches thick
Waterproofing	Foundation waterproofing with a 10-year warranty
Drainage	Footing drain with a gravel filter, draining to daylight
Framing	2x4 walls, 2x10 floor joists with a glued-and-nailed subfloor, and 2x6 ceiling joists
Attic insulation	R-49 blown fiberglass
Garage insulation	R-19 blown fiberglass
Basement insulation	R-10 fiberglass
Batt insulation	Fiberglass batts rated R-13 to R-38, by assembly
Air sealing	Air sealing, fire-stopping and ventilation baffles
Drywall	Glued and screwed

Exterior and outdoor living

Roof	Lifetime-rated, Class 3 impact-resistant shingles
Siding	Engineered wood siding and trim, with a 50-year limited manufacturer warranty
Front	Stucco and stone accents
Front door	Single glass-panel entry door with a sidelight and transom
Windows	Low-E insulated glass
Garage	3-car, with insulated doors and a belt-drive opener, keypads and two remotes
Covered deck	Off the great room
Patio	Concrete walkout patio
Exterior lights	Black LED wall lights
Landscaping	Sod, trees, shrubs and planting beds, with irrigation
Concrete	Driveway, front porch and walk

Mechanical, plumbing and electrical

Heating	98%-efficient, 90,000-BTU gas furnace
Cooling	4-ton, 13-SEER central air
Water heater	50-gallon electric
Electrical service	200-amp
TV power	Great room and bedrooms
Ceiling-fan boxes	Great room, bedrooms and covered deck
Utilities	City water and sewer

Appliances

Range	36-inch gas range
Range hood	Exhaust insert in the custom wood hood
Microwave	Built-in, with a stainless steel trim kit
Dishwasher	Included
Not included	Refrigerator, washer and dryer

Warranty

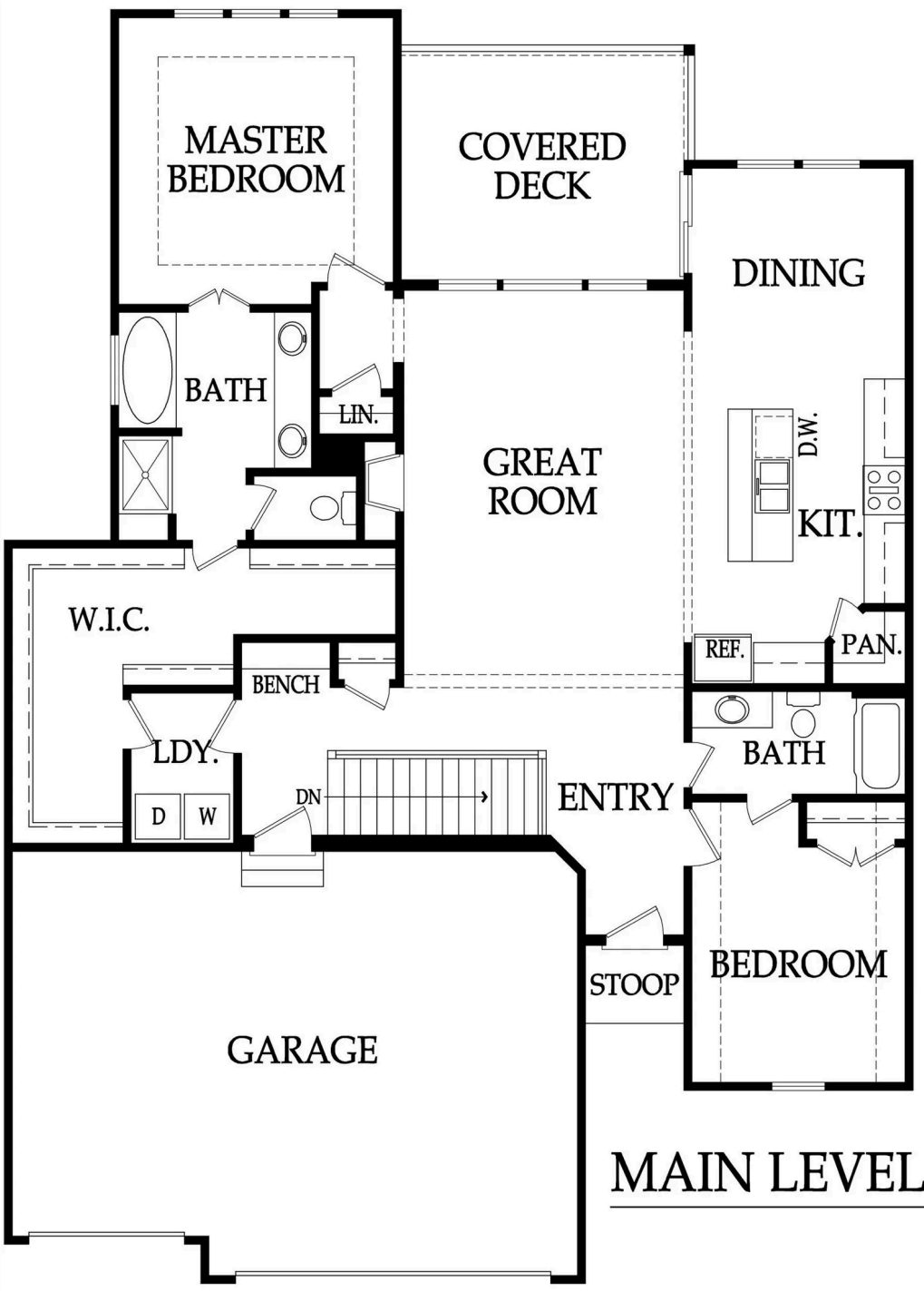
Builder warranty	One-year limited warranty from closing, serviced by AAA Lifetime Construction
Waterproofing	10-year foundation waterproofing warranty
Siding	50-year limited manufacturer warranty
Manufacturer warranties	Passed on to you where they run longer than the builder warranty
Terms	Full terms and exclusions are in the sale contract

Finishes

Quartz countertops	Kitchen, bathrooms and bar
Stained-wood island and range hood	Kitchen
Painted cabinetry	Kitchen, bathrooms, bar, mudroom and laundry
Hardwood floors	Main living areas and kitchen
Luxury vinyl plank	Entry and lower level
Carpet	Bedrooms and stairs
Tile	Bathrooms, laundry and backsplashes
Linear fireplace with slat wall	Great room
Warm brass hardware, matte black fixtures	Throughout

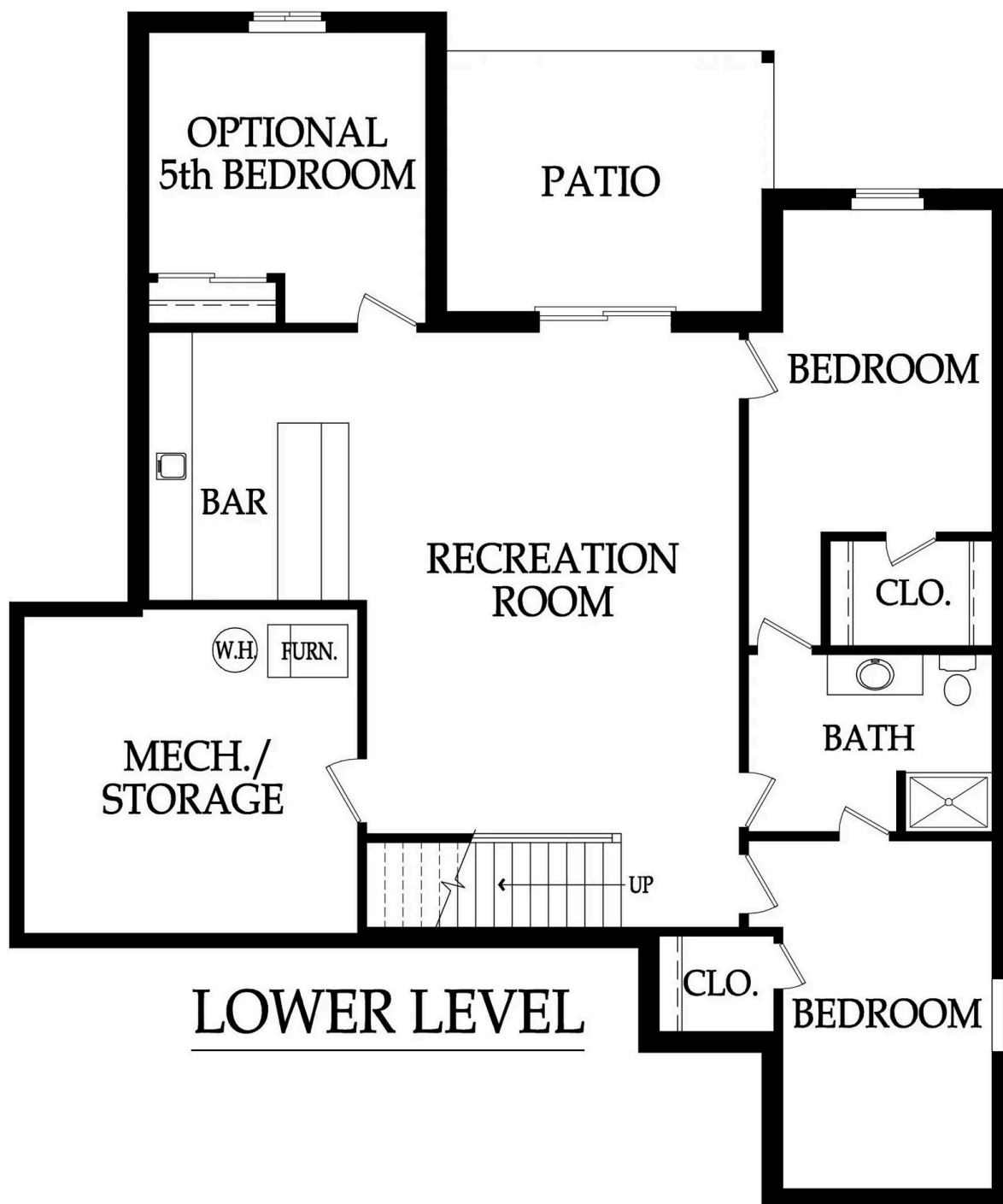
Floor plans

Main level



Primary suite, second bedroom, two full baths, great room, kitchen, dining, laundry, covered deck and 3-car garage.

Lower level, finished walkout



The room labeled "optional 5th bedroom" is built as a bedroom in this home.

Contact us to discuss remaining selection opportunities. Photos, floor plans and an inquiry form are at aaalifetimeconstruction.com/available-homes/shiraz-nw-90th/.

The plans, the sale contract and any signed change orders are the final authority. Specifications are based on the residential plans; measurements and quantities may vary slightly in the completed home.